

# HEDGE END

TRADE PARK

TRADE COUNTER /  
WAREHOUSE UNITS

## TO LET

from

**2,506 sq ft**

233 sq m



PREMIER  
TRADE  
LOCATION



CLOSE  
PROXIMITY TO  
J7 / M27



GENEROUS  
CAR  
PARKING

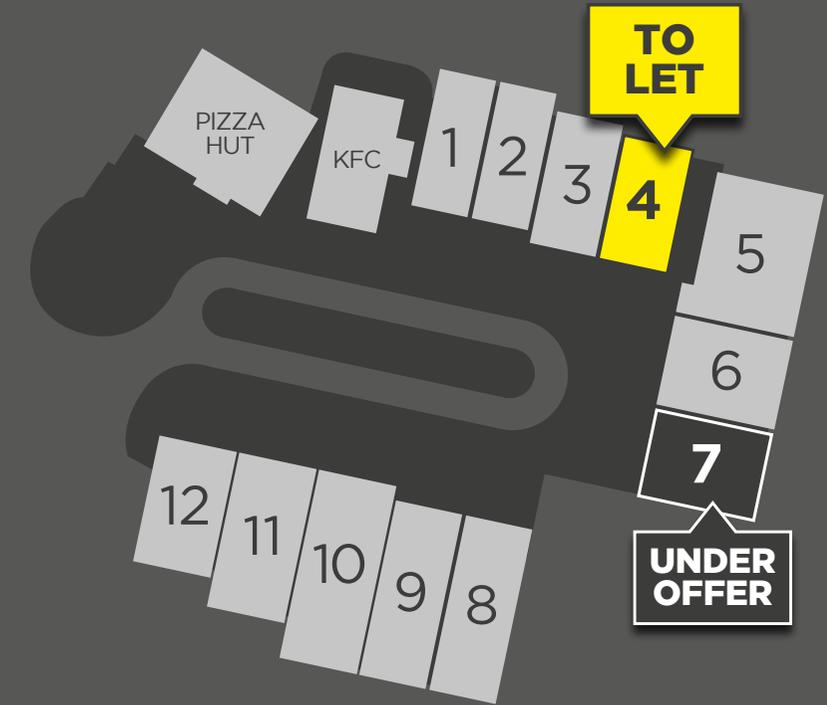
HEDGE END TRADE PARK, SOUTHAMPTON HAMPSHIRE SO30 2JN



LOCATION



SO30 2JN



### WELL-CONNECTED

Hedge End Trade Park is an extremely successful trade park located just off the M27 motorway corridor. The position of the estate is strong being located close to a large J Sainsbury's and Marks and Spencer superstores, together with a highly successful McDonalds drive thru near the entrance. The scheme itself has Formula One Autocentres, Halfords Autocentre, Topps Tiles, KFC and Hammonds located within it.

Hedge End is a strong retail, office and warehouse distribution location serving Southampton to the west and Portsmouth to the east. There is easy access via Junction 7 and also plentiful free car parking throughout all the retail schemes.



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## DESCRIPTION

Unit 4 has a rear elevation fronting Botley Road offering Prominent main road signage. There is a sectional loading door to the front elevation.

Internally the unit is clear span with good natural light and approximately 5.5 metre eaves height to the underside of the haunch.

Externally there are 4 car parking spaces immediately in front of the unit and also visitor's car parking in the middle of the estate.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and has a net internal floor area of 2,506ft<sup>2</sup> (232.81m<sup>2</sup>).

UNIT  
**4**  
2,506 ft<sup>2</sup>  
233 m<sup>2</sup>

UNIT 4	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	2,506	232.81
<b>Total</b>	<b>2,506</b>	<b>232.81</b>



## AVAILABILITY



**UNDER OFFER**

UNIT  
**7**  
7,027 ft<sup>2</sup>  
653 m<sup>2</sup>

UNIT 7	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	3,540	328.87
Mezzanine Showroom	3,487	323.95
<b>Total</b>	<b>7,027</b>	<b>652.82</b>

## DESCRIPTION

Unit 7 comprises a single storey semi-detached warehouse. Extensively fitted out providing ground floor workshop and storage area with 3.5m clear height with roller shutter door. The first floor mezzanine has lift and stair access, fitted as showroom with offices and kitchen, with comfort cooling and heating.

Externally, there is forecourt car parking and loading bay.

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### LEASE TERMS

The units are available on full repairing & insuring leases for a term to be agreed.

### RENT

On application from the joint letting agents.

### RATEABLE VALUE

We are advised by online enquiry via [www.voa.gov.uk](http://www.voa.gov.uk) that the property has a Rateable Value of £40,750 (ref: 422936) as of 1 April 2017. However, interested parties are advised to confirm the accuracy of this information.

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

### EPC

Unit 4: C-53

Montagu Evans & Vail Williams for themselves and for the vendors or lessors of this property whose agents they are give notice that these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract. No person in the employment of Montagu Evans & Vail Williams has any authority to make or give any representational warranty whatsoever in relation to this property. Prepared February 2021. Designed by **threesixtygroup**

### VIEWING

Strictly by appointment through the joint agents.



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